
9769 Pinecrest Office Building

FOR SALE

9769 South Dixie Highway,
Pinecrest, FL 33156

For More Information

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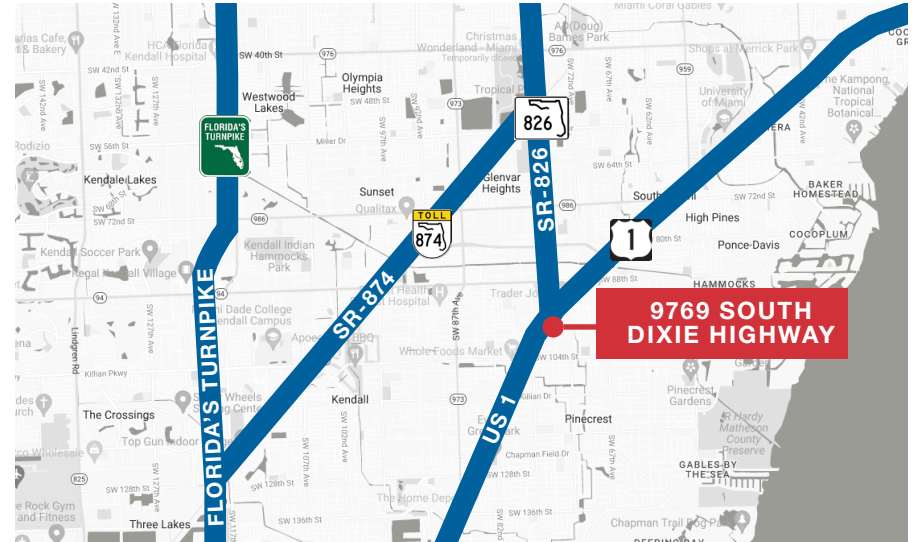
naimia-ftl.com/properties



Office

9769 Pinecrest Office Building

9769 South Dixie Highway | Pinecrest, FL 33156



Building SF: 6,817 SF
Lot Size: 8,712 SF
Asking Price: \$3,995,000.00

Property Features

- Well-maintained building
- Rare opportunity in Pinecrest, FL
- Ample free parking
- BU-1 zoning, Restricted Commercial Development, Village of Pinecrest, FL

Location Features

- Strategically located business hub with high exposure
- Immediate access to major transportation arteries (South Dixie Highway, SR-826)
- Walk to Metrorail, shopping and eateries



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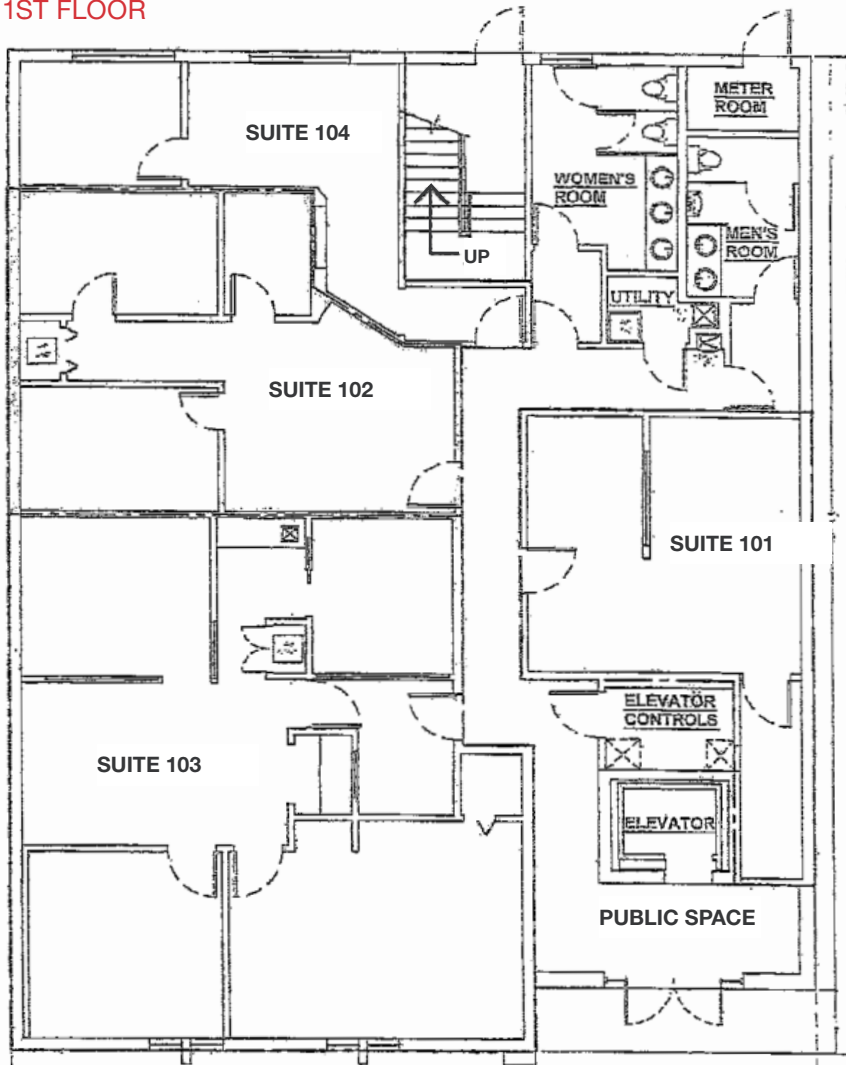


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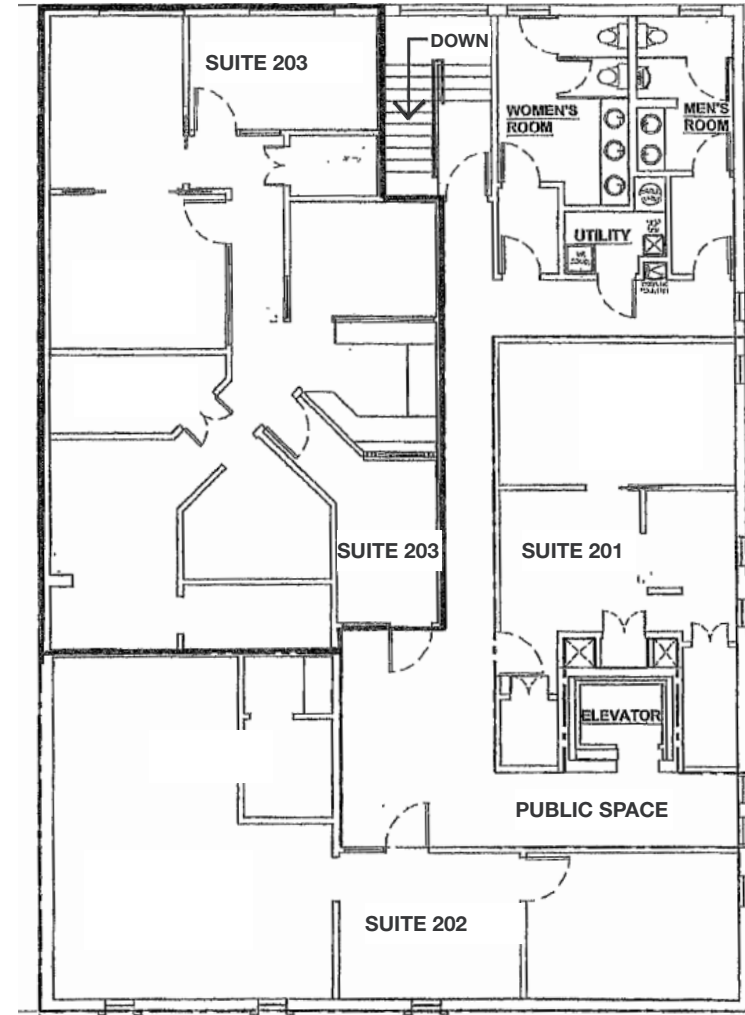
Floor Plans

9769 South Dixie Highway | Pinecrest, FL 33156

1ST FLOOR



2ND FLOOR



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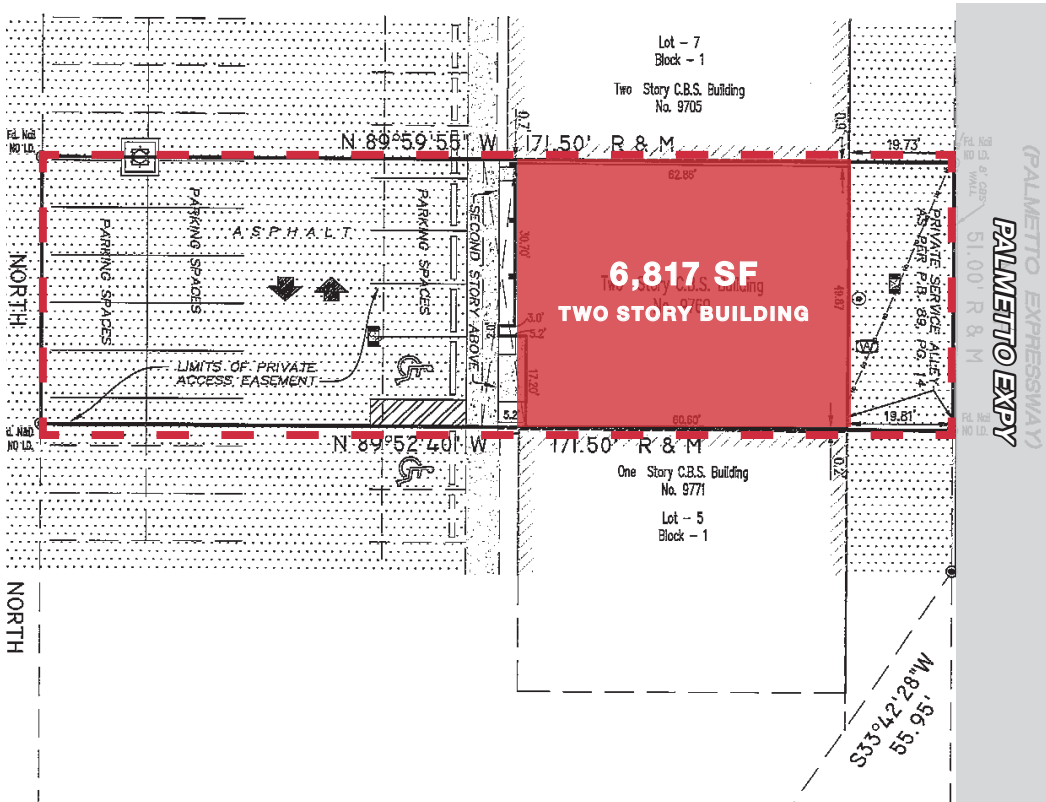
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Survey

9769 South Dixie Highway | Pinecrest, FL 33156

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BUILDING SIZE: 6,817 SF



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Aerial

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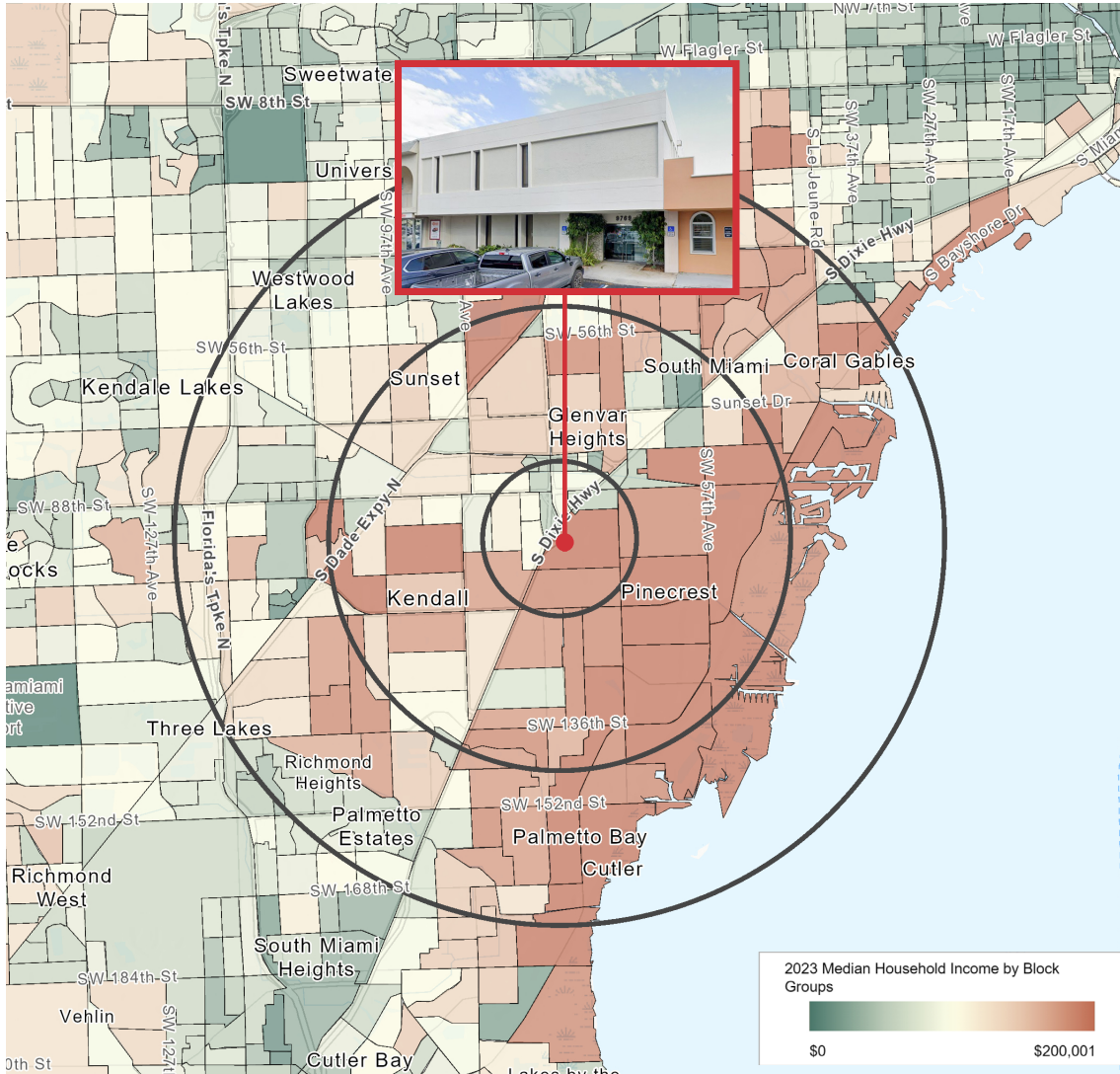
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Demographics

9769 South Dixie Highway | Pinecrest, FL 33156



Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	17,895	95,062	277,345
Households	8,166	37,693	101,747
Families	4,711	24,868	72,345
Average Household Size	2.19	2.5	2.66
Median Age	40.9	42.4	43.1
Median Household Income	\$79,476	\$95,961	\$89,250
Average Household Income	\$132,768	\$159,455	\$144,718



Walkability Score
81
(Very Walkable)



Transit Score
61
(Good Transit)

Traffic Count

South Dixie Highway (US 1)	43,500
SR-826	62,000
Total	105,500



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